

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:		
Owner 1:	SCHENCK COREY & ERIN	
Owner 2:		
Owner 3:		
Street 1:	32 KENILWORTH RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Own Occ:
Type:	Y	

PREVIOUS OWNER

Owner 1:	O SHAUGHNESSY JOHN L/SHEILA -		
Owner 2:	-		
Street 1:	32 KENILWORTH RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 6,739 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1934, having primarily Aluminum Exterior and 2027 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
101	One Family		6739		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6739.000	412,600		497,700	910,300		99324
							GIS Ref
							GIS Ref
Total Card	0.155	412,600		497,700	910,300	Entered Lot Size	
Total Parcel	0.155	412,600		497,700	910,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	449.04	/Parcel:	449.0	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	418,600	0	6,739.	497,700	916,300	916,300	Year End Roll	12/18/2019
2019	101	FV	343,200	0	6,739.	466,600	809,800	809,800	Year End Roll	1/3/2019
2018	101	FV	346,700	0	6,739.	385,700	732,400	732,400	Year End Roll	12/20/2017
2017	101	FV	346,700	0	6,739.	354,600	701,300	701,300	Year End Roll	1/3/2017
2016	101	FV	346,700	0	6,739.	323,500	670,200	670,200	Year End	1/4/2016
2015	101	FV	309,300	0	6,739.	317,300	626,600	626,600	Year End Roll	12/11/2014
2014	101	FV	309,300	0	6,739.	294,900	604,200	604,200	Year End Roll	12/16/2013
2013	101	FV	309,300	0	6,739.	280,600	589,900	589,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O SHAUGHNESSY J	71757-219	1	10/17/2018		960,000	No	No		
DOLAN SARA Q/DA	47040-495		3/1/2006		575,000	No	No		
BRENTON DORIS V	45795-67		8/4/2005		535,000	No	No		
BRENTON DORIS V	30499-572		8/31/1999	Family		1	No	No	
	12676-134		7/31/1974			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2019	1935	Insulate	4,017	C				
10/13/2011	1285	Addition	88,000				10.5X15 1 STORY AD	
7/1/2003	528	New Wind	5,240					
8/5/1993	400		21,000				BATH + 12X12 WDK	

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	Meas/Inspect	HS	Hanne S
5/29/2012	Info Fm Prmt	BR	B Rossignol
1/20/2009	Meas/Inspect	372	PATRIOT
7/25/2006	MLS	HC	Helen Chinal
12/16/2005	MLS	MM	Mary M
11/22/1999	Meas/Inspect	268	PATRIOT
7/17/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA

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